

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 11, 2006** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.  
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The meeting was called to order at 9:05 a.m. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Suzanne Davis*, Associate Planner

*Julie Linney*, Fire Department

*Joel Paulson*, Associate Planner

*Anthony Ghioffi*, Senior Building Inspector

*Fletcher Parsons*, Associate Engineer

*Vu Nguyen*, Assistant Planner

Chair Baily stated that the application for 216 Old Adobe Road, which was noticed for this meeting, will be continued to the next meeting of July 18, 2006 since it was erroneously not agendized. .

**PUBLIC HEARINGS**

**ITEM 1: 14402 Oka Lane**

Architecture and Site Application S-06-38

Requesting approval to demolish a single family residence and to construct a new single family residence on property zoned R-1:8. APN 424-45-039.

PROPERTY OWNER: Mark & Lesleyann Coker

APPLICANT: Flury Bryant Design Group

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. *Mr. Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - a. The application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
  - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in fair condition.; and

- c. That the considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Mr. Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2: 15730 Shannon Heights Road**  
Architecture and Site Application S-06-025

Requesting approval to demolish a single family residence and to construct a new single family residence on property zoned HR-2 1/2. APN 537-26-019  
PROPERTY OWNER/APPLICANT: Curt Hansen

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:

*Jolanta Marcorelle*, neighbor, raised a concern about privacy issues with one of the proposed balconies. To mitigate the neighbor's concern, a condition was added that the size of the balcony could not be increased.

5. Public hearing closed.
6. *Mr. Ghiossi* moved to approved the application subject to the conditions presented and as modified to meet the neighbor's concern, with the following findings and considerations:
  - a. The application is Categorically Exempt from CEQA, Section 15303.
  - b. That the project meets or exceeds the objectives and requirements of the Hillside Development Standards and Guidelines (see applicant's architect's letter of justification received February 9, 2006 for specific references).
  - c. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
  - d. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in poor condition, and the work required to repair the house would be so extensive, the character of the house would change and the work proposed may classify as a demolition.

7. *Mr. Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 3: 15700 Shady Lane**  
Subdivision Application M-06-5

Requesting approval of a 19 lot subdivision on property zoned HR-2½:PD.  
APN 527-12-001, 527-09-001 & 004.

PROPERTY OWNER: The Highlands of Los Gatos, LLC

APPLICANT: Sandy Harris

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:

Sal Acosta, Larry Walker and Bernie Coullahan, neighbors, spoke in favor of the project and stated issues were resolved prior to the meeting.

5. Public hearing closed.
6. *Mr. Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - a. An Environmental Impact Report was prepared for the project and was certified by the by the Town Council on December 19, 2006. A corresponding Mitigation Monitoring Plan was adopted by the Council on the same date. No further environmental review is required for the current application.
  - b. None of the findings required by Section 66474 of the State Subdivision Map Act could be made to deny the subdivision.
7. *Mr. Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

NONE

**ADJOURNMENT** Meeting adjourned at 9:30 am. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner